

STATE MS.-DE SOTO CO.  
FILED

APR 25 11 33 AM '94

h/s  
n/rBK 269 PG 712  
W.E. DAVIS CH. CLK.  
*W.E. Davis*

RONALD ALAN STOKER, ET UX

TO

ASSUMPTION WARRANTY DEED

JAMES M. FORSYTH, ET UX

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, RONALD ALAN STOKER and wife, TINA RENA GRIGG STOKER, do hereby bargain, sell, convey and warrant unto JAMES M. FORSYTH and wife, DENISE L. FORSYTH, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi described as follows, to-wit:

Lot 33, Section B, Magnolia Estates Subdivision, situated in Section 35, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi as per plat recorded in Plat Book 28, Page 40, Chancery Clerk's Office, DeSoto County, Mississippi.

Further consideration for this transfer is the assumption by the Grantees of that certain outstanding, unpaid indebtedness to First Union Mortgage Corporation, original mortgagee, as evidenced by Deed of Trust of record in Trust Deed Book 454, Page 602, Chancery Clerk's Office, DeSoto County, Mississippi in the amount of \$55,500.00 to which Grantees herein take subject to, assume and agree to pay when and as due.

By virtue of this instrument, Grantors hereby convey and transfer unto Grantees all of their right, title and interest in and to escrow funds held in connection with this loan.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and rights of ways and easements for public roads and public utilities and the restrictive covenants and easements of record in Magnolia Estates Subdivision.

Taxes for the year 1994 shall be assumed by Grantees and possession shall be delivered by May 2, 1994.

WITNESS OUR SIGNATURES, this 20th day of April, 1994.

Ronald Alan Stoker  
RONALD ALAN STOKER

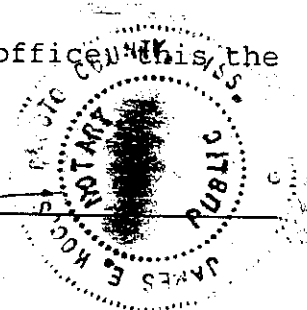
Tina Rena Grigg Stoker  
TINA RENA GRIGG STOKER

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said county and State, within my jurisdiction, the within named RONALD ALAN STOKER and TINA RENA GRIGG STOKER, who acknowledged that they signed, sealed and delivered the above and foregoing Assumption Warranty Deed as their free and voluntary act and deed and for the purposes therein expressed.

Given under my hand and official seal of the office of the Notary Public for the State of Mississippi, this the 20th day of April, 1994.

James E. Hootch  
NOTARY PUBLIC



MY COMMISSION EXPIRES:

7-20-95

Grantor's Address:  
4081 SUMMERS PLACE DR.  
OLIVE BRANCH, MS 38654  
Phone No.: 895-0598 (h)  
34112 (b)

Grantee's Address:  
10204 Stephenson Lane  
Olive Branch, MS 38654  
Phone No.: 601-342-2457 (h)  
601-393-2603 (b)

PREPARED BY & RETURN TO:

WOODS & SNYDER  
P.O. BOX 456  
OLIVE BRANCH, MS 38654  
(601) 895-2996